166.0	0004	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,214,000 / 1,214,000
					USE VALUE:	1,214,000 / 1,214,000
					ASSESSED:	1,214,000 / 1,214,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-46	FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LUONGO ANTHONY ETAL/TRUSTEES
Owner 2:	GUERINO LUONGO FAMILY IRREV TR
Owner 3:	CONSIGLIA LUONGO FAMILY IRREV
Street 1:	44 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LUONGO GEURINO & CONSIGLIA -
Owner 2:	-
Street 1:	44 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,070 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 4390 Square Feet, with 2 Units, 2 Baths, 2 3/4 Baths, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7070.000	766,700	4,800	442,500	1,214,000
Total Card	0.162	766,700	4,800	442,500	1,214,000
Total Parcel	0.162	766,700	4,800	442,500	1,214,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 276.57 | /Parcel: 276.5

Legal Description

User Acct 110169

GIS Ref

GIS Ref

Insp Date 07/21/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 166.0-0004-0002.0

!12883!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	766,300	4800	7,070.	442,500	1,213,600	1,213,600	Year End Roll	12/18/2019
2019	104	FV	572,500	4800	7,070.	442,500	1,019,800	1,019,800	Year End Roll	1/3/2019
2018	104	FV	572,500	4800	7,070.	391,900	969,200	969,200	Year End Roll	12/20/2017
2017	104	FV	538,000	4800	7,070.	328,700	871,500	871,500	Year End Roll	1/3/2017
2016	104	FV	538,000	4800	7,070.	328,700	871,500	871,500	Year End	1/4/2016
2015	104	FV	481,100	4800	7,070.	284,400	770,300	770,300	Year End Roll	12/11/2014
2014	104	FV	481,100	4800	7,070.	275,000	760,900	760,900	Year End Roll	12/16/2013
2013	104	FV	499,900	4800	7,070.	261,700	766,400	766,400		12/13/2012

PRINT

Date	Time
12/11/20	02:54:46

LAST REV

Date	Time
08/03/18	09:15:20
mmcmakin	
12883	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUONGO GEURINO	69225-474		5/2/2017	Convenience	10	No	No		
	13070-706		10/6/1976			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2004	44	Redo Kit	5,000					
11/14/2002	957	Window/S	4,400					
8/5/1996	370	Manual	8,500					REPLACE ROOF
3/31/1995	142		13,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Meas/Inspect	345	PATRIOT
1/25/2005	Permit Visit	BR	B Rossignol
1/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7070		Sq. Ft.	Site		0	70.	0.89	8									442,470						442,500	

Total AC/HA:	0.16230	Total SF/SM:	7070	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total: 442,470	Spl Credit		Total:	442,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	3 - Aluminum	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	10 - Parquet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.00223076
Const Adj.:	1.03865111
Adj $ / SQ:	176.965
Other Features:	163500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	941880
Depreciation:	175190
Depreciated Total:	766690

COMMENTS

IN LAW APT IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
1	5	2	1
Totals			
2	12	5	

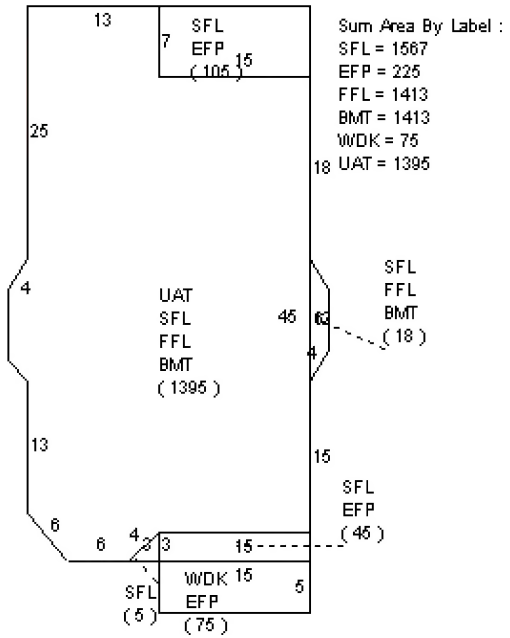
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	194.66
Special Features:	0	Val/Su Net:	152.03
Final Total:	766700	Val/Su SzAd	257.20

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,568	176.960	277,480
BMT	Basement	1,413	78.970	111,585
FFL	First Floor	1,413	176.960	250,051
UAT	Upper Attic	349	123.880	43,201
EFP	Enclos Porch	225	40.840	9,190
WDK	Deck	75	16.620	1,246

Net Sketched Area:	5,043	Total:	692,753
Size Ad	2981	Gross Are	6089	FinArea	4390
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	GD	1920	25.42	T	30	104			4,300			4,300
19	Patio	D	Y	1	17X19	A	FR	1960	3.41	T	51	104			500			500

More:	N	Total Yard Items:	4,800	Total Special Featues:		Total:	4,800

IMAGE

AssessPro Patriot Properties, Inc